121.0	0002	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,102,600	/	1,102,600
USE VALUE:	1,102,600	/	1,102,600
ASSESSED:	1,102,600	/	1,102,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		HOPKINS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AUMULLER CHRISTIAN
Owner 2:	
Owner 3:	
Street 1:	PO BOX 292
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	THE PARISH OF ST JOHNS -
Owner 2:	CHURCH IN ARLINGTON -
Street 1:	74 PLEASANT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .198 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1910, having primarily Wood Shingle Exterior and 2480 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8604.000	487,200	5,100	610,300	1,102,600
Total Card	0.198	487,200	5,100	610,300	1,102,600
Total Parcel	0.198	487,200	5,100	610,300	1,102,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 444.60 /Parcel: 444.60

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 121.0-0002-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	487,200	5100	8,604.	610,300	1,102,600		Year end	12/23/2021
2021	101	FV	472,400	5100	8,604.	610,300	1,087,800		Year End Roll	12/10/2020
2020	101	FV	472,100	5100	8,604.	610,300	1,087,500	1,087,500	Year End Roll	12/18/2019
2019	101	FV	351,600	5100	8,604.	644,200	1,000,900	1,000,900	Year End Roll	1/3/2019
2018	101	FV	347,600	5100	8,604.	474,700	827,400	827,400	Year End Roll	12/20/2017
2017	101	FV	347,600	5100	8,604.	454,300	807,000	807,000	Year End Roll	1/3/2017
2016	907	FV	304,500	5100	8,604.	420,400	730,000	730,000	Year End	1/4/2016
2015	907	FV	296,500	5100	8,604.	352,600	654,200	654,200	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
THE PARISH OF S	66480-69		12/4/2015	Involv Chari	750,000	No	No		
	11284-104		2/1/1967		99	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/29/2016	206	Add Bath	196,000	O	2/29/2016			Reno 2 baths add 1
4/9/1998	186	Manual	4,000					REPLACE PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
11/18/2017	Meas/Inspect	HS	Hanne S
7/8/2016	Permit Visit	DGM	D Mann
5/3/2000	Measured	263	PATRIOT
11/17/1999	Mailer Sent		
10/26/1999	Measured	266	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8604		Sq. Ft.	Site		0	90.	0.79	10									610,312						610,300	

Total AC/HA: 0.19752 | Total SF/SM: 8604 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 610,312 | Spl Credit: | Total: 610,300

PRINT

Date	Time
12/30/21	08:55:40

LAST REV

Date	Time
03/26/18	12:15:28

apro

User Acct

77936

GIS Ref

GIS Ref

Insp Date

11/18/17

!9355!

PAT ACCT. 9355

USER DEFINED

Prior Id # 1:	77936
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	2 - Slate		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.07338715
Const Adj.:	1.05049479
Adj $ / SQ:	146.586
Other Features:	108870
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	598500
Depreciation:	111321
Depreciated Total:	487179

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

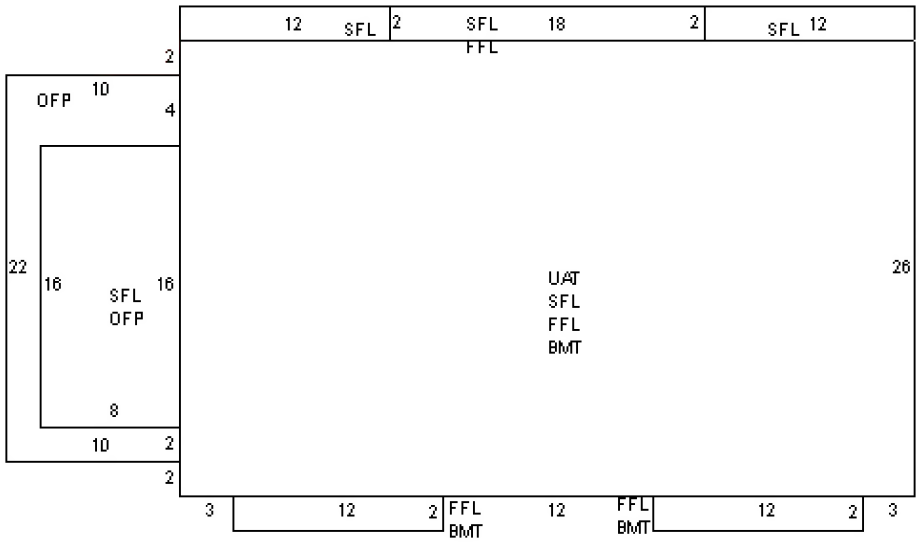
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	161.25
Special Features:	0	Val/Su Net:	118.45
Final Total:	487200	Val/Su SzAd	196.45

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,304	146.590	191,149
FFL	First Floor	1,176	146.590	172,386
BMT	Basement	1,140	43.980	50,133
UAT	Upper Attic	273	58.630	16,007
OFP	Open Porch	220	25.210	5,547

Net Sketched Area:	4,113			Total:	435,222
Size Ad	2480	Gross Area	4932	FinArea	2480

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

121.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1915	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100

IMAGE

AssessPro Patriot Properties, Inc